

Single Family Residence **RESIDENTIAL**

1648 ALBATROSS WAY

ROCKLIN, CA 95765

\$728,372 TopHap Estimate · \$263 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3.5

BATHS

2,768 ft²

LIVING AREA

0.18 ac

LOT SIZE

2003

YEAR BUILT

3

PARKING

VALUATION

\$728K

\$702K low

\$755K high

Last Sale

\$460,000 · Oct 20, 2016

Est. Owner Equity

\$363,372

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,834 (2025)
Assessed Value	\$544,419
Previous Assessed	\$533,745

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	PLACER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

36
WILDFIRE

14
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 17, 2016	Resale	Grant Deed	\$460,000	\$166	\$337K
Jun 4, 2003	Resale	Grant Deed	\$408,500	\$148	\$210K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruhkala Elementary School	Elementary	KG–6	0.1 mi
Whitney High School	High	9–12	2.3 mi
Spring View Middle School	Middle	7–8	2.4 mi

District: Rocklin Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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